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GRANADA HILLS • KNOLLWOOD  
District Plan

A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES







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# GRANADA HILLS • KNOLLWOOD

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## District Plan

A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES





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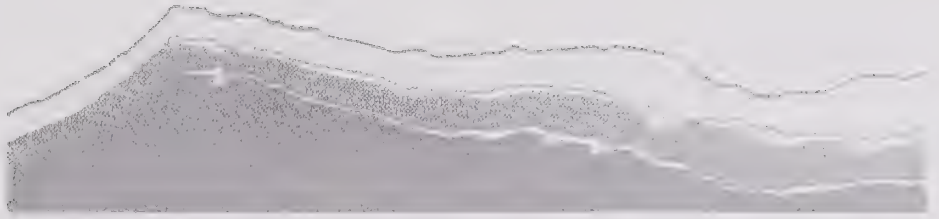












# GRANADA HILLS • KNOLLWOOD Plans



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\*This document is a reformat of the Plan as it formerly appeared in the broadside format. The maps reflect the broadside subsequently amended by the General Plan Consistency Program (AB283), Periodic Plan Review and any other amendments. The text is essentially the same as the original adopted Plan.







PLAN AMENDMENTS DATE LOG

GRANADA HILLS-KNOLLWOOD PLANS

Adopted by City Council  
C.F. 72-3400 S and S2  
November 21, 1974

Date	Amendment	Council File
October 4, 1977	Equestrian Trails	
March 14, 1986	RPD and CPD notes eliminated	83-1626
November 19, 1986	Limited Commercial, west side of Balboa Boulevard	83-1626 S1
August 4, 1987	AB283 General Plan/Zoning Consistency Program	83-1626 S1
June 26, 1987	*AB283 Industrial/Residential - North Valley	87-0592 S1
May 18, 1988	*Periodic Plan Review, Window 9, Item 1, Parthenia Street	88-0401 S1
May 18, 1988	*Periodic Plan Review, Window 9, Item 5, Chatsworth Street	88-0401 S5
August 31, 1988	*Periodic Plan Review, Window 9, Item 6, Balboa Boulevard	88-0401 S6
October 21, 1988	*Periodic Plan Review, Window 13, Item 4, Ralston Avenue	88-1537 S4
March 3, 1989	*Periodic Plan Review, Window 15, Item 3, Devonshire Street	88-1537 S3
November 16, 1990	*Periodic Plan Review, Window 29, Item 4, Odyssey Drive	90-2042 S3
February 20, 1991	*Periodic Plan Review, Window 29, Item 3, Chatsworth Street	90-2042 S4
May 15, 1991	*Periodic Plan Review, Window 25, Item 1, El Oro Way	90-0363 S1
January 21, 1992	*Granada Hills Specific Plan	85-1234
May 1, 1992	*AB283 Open Space Plan Amendments	92-0163
September 9, 1992	*Periodic Plan Review, Window 41, Item 7, Balboa Boulevard	92-0947 S1
November 13, 1992	*Periodic Plan Review, Window 45, Item 1, Lindley Avenue	92-1903
March 18, 1994	*Periodic Plan Review, Window 53, Item 1, Zelzah Avenue	93-2308
April 26, 1994	*Very Low II, south side of Sesnon Boulevard	92-2125

\*Amendment not currently incorporated in Plan map or text.









..... See Specific Plan for details

# GRANADA HILLS - KNOLLWOOD GENERALIZED LAND USE



NOT TO SCALE







# GRANADA HILLS - KNOLLWOOD GENERALIZED CIRCULATION



NOT TO SCALE





## Granada Hills-Knollwood District Plan

The Granada Hills-Knollwood District plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying map.

### PURPOSES

#### USE OF THIS PLAN

The purpose of the Granada Hills-Knollwood District Plan is to provide an official guide to the future development of the District for the use of the City Council, the Mayor, the City Planning Commission; other concerned governmental agencies; residents, property owners, and businessmen of the District; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various city development matters as required by law.

The plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the District, within the larger framework of the City; guide the development, betterment, and change of the District to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible. This plan proposes approximate locations and dimensions for land use. Development may vary slightly from the Plan provided the total acreage of each type of land use, the land use intensities, and physical relationships among the various land uses are not altered.

The Plan is **not** an official **zone map**, and while it is a guide, it does not imply any implicit right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different zones and uses than may be desirable for many years.

This Plan is subject to review and amendment within five years to reflect changes in circumstances.

#### OBJECTIVES OF THE PLAN

1. To coordinate the development of Granada Hills-Knollwood with that of other parts of the City and the metropolitan area.
2. To designate lands at appropriate locations for the various private uses and public facilities in the

quantities and at densities required to accommodate population and activities projected to the year 1990.

3. To make provision for housing as is required to satisfy the varying needs and desires of all economic segments of the District, maximizing the opportunity for individual choice.

To encourage the preservation and enhancement of the varied and distinctive residential character of the District.

In hillside residential areas to:

- a. Minimize grading so as to retain the natural terrain and ecological balance;
  - b. Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.
4. To promote economic well-being and public convenience through the allocation and distribution of commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.
  5. To provide a basis for the location and programming of public services and utilities and to coordinate the phasing of public facilities with private development.
  6. To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.
  7. To encourage open space for recreation uses, and to promote the preservation of views, natural character and topography of mountainous parts of the District for the enjoyment of both local residents and persons throughout the Los Angeles region.

### POLICIES

The Granada Hills-Knollwood District Plan has been designed to accommodate the anticipated growth in population and employment of the District to the year 1990. The Plan does not seek to promote nor to hinder growth rather it accepts the likelihood that growth will take place and must be provided for.

The plan encourages the preservation of low density single family residential areas, the conservation of open space lands, and the preservation and strengthening of the Granada Hills Community Business District near Chatsworth Street and Zelzah Avenue.

Much of the District is hillside and mountainous terrain and as much of the remaining undeveloped lands as feasible is to be reserved for open space and recreational uses.



## LAND USE

### Housing

Standards and Criteria:

Property in residential zones permitting densities in excess of those designated on the Plan shall be reclassified to more appropriate zones.

Apartments should be soundproofed and be provided with adequate open space and usable recreation areas.

The intensity of land use in the mountain and hillside areas, and the density of the population which can be accommodated thereon, shall be limited in accordance with the following criteria:

1. The adequacy of the existing and assured street circulation system, both within the area and in peripheral areas;
2. The availability of sewers, drainage facilities, fire protection services and facilities, and other public utilities;
3. The steepness of the topography of the various parts of the area, and the suitability of the geology of the area for development;
4. The compatibility of proposed developments with existing adjacent developments.

To the extent feasible, the "cluster concept" is the preferred method to be utilized for new residential development in hillside areas in order to use the natural terrain to the best advantage and minimize the amount of grading required. This, however, shall not preclude development by conventional subdivision. The "cluster concept" is defined as the grouping of residential structures on the more level parts of the terrain while retaining the steeper portions in their natural state. Density patterns indicated on the Plan Map may be adjusted to facilitate cluster developments provided that the total number of dwelling units indicated in any development is not increased.

Features:

The Plan proposes that the low-density residential character of the District be preserved, and that single family residential neighborhoods be protected from encroachment by other types of uses. In the mountain and hillside areas northerly of Sesnon Boulevard all natural slopes not yet developed and generally in excess of 15% have been designated for Minimum density.

The Plan encourages the rehabilitation and/or rebuilding of deteriorated single family areas for the same use. Single family housing should be made available to all persons regardless of social, economic, and ethnic backgrounds. Additional low and moderate income housing is needed in all parts of the City. Specifically, low and moderate income housing should be encouraged in areas where multiple family housing is approved. Multiple residential dwelling units are proposed in proximity to

commercial development. Apartments should not be located in other sections of the District and should not be allowed to spread along highways.

The District is expected to have approximately 66,000 residents by 1990, an increase of 12,000 from the 1971 population of 53,700 persons. The Plan provides a residential capacity for about 76,200 persons, approximately 15% in excess of the projected 1990.

The residential uses have been divided into the following categories and proportions:

#### PLAN POPULATION AND DWELLING UNIT CAPACITY

Residential Categories	Dwelling Units Per Gross Acre*	Persons Per Gross Acre	Gross Acres	Percent of Residential Land	Population Capacity	Percent of Population Capacity
Single Family Dwellings						
Minimum	.5 to 1	0- 4	1,365	20.5	1,640	2.2
Very Low I	1+ to 2	4- 8	1,090	16.5	8,060	10.6
Very Low II	2+ to 3	8-12	813	12.3	8,460	11.1
Low	3+ to 7	12-20	3,128	47.3	45,660	59.9
Multiple Family Dwellings						
Low-Med. I	7+ to 12	20-30	38	.6	1,080	1.4
Low-Med. II	12+ to 24	30-50	84	1.3	4,440	5.8
Medium	24+ to 40	50-100	96	1.4	6,860	9.0
Totals			6,614	100.0	76,200	100.0

\*Gross acreage includes streets

### Commerce

Standards and Criteria:

The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of the projected population to the year 1990, as computed by the following standards:

1. 0.6 acres per 1,000 residents for commercial uses for neighborhood or convenience type commercial areas;
2. 0.2 acres per 1,000 residents for commercial uses for community shopping and business districts, including service uses and specialized commercial uses.

Off-street parking should be generally provided for Community Commerce and Neighborhood and Office Commerce areas specified on the Plan Map at a ratio of not less than 3 square feet for each square feet of floor area. Off-street parking should be generally provided for Limited Commerce and Highway Oriented Commerce areas specified on the Plan Map

at a ratio of not less than 2 square feet for each square foot of floor area. Parking areas shall be located between commercial and residential uses where appropriate to provide a buffer, and shall be separated from residential uses by means of at least a solid wall and/or landscaped setback.

#### Features:

The Plan provides 143 acres of Community Commerce and related parking uses. The 82-acre Granada Hills Business District located at Chatsworth Street and Zelzah Avenue and the 44 acre shopping area located at Devonshire Street and Balboa Boulevard will be complemented by Medium and Low-Medium density apartments and townhouses on adjacent and nearby properties. The adjoining property immediately north and south of the commercial development on Chatsworth Street in the Granada Hills Business District should be used for either parking or apartment uses. The former use would help satisfy a parking need for the commercial development.

The remaining 145 commercial acres are designated for Highway-Oriented, Neighborhood and Office, or Limited Commerce uses at appropriate locations throughout the District.

## CIRCULATION

### Highways and Streets

#### Standards and Criteria:

Highway and Local Streets shown on this Plan shall be developed in accordance with standards and criteria contained in the Highways and Freeways Element of the General Plan and the City's Standard Street Dimensions.

Design characteristics which give street identity such as curves, changes in direction and topographical differences, should be emphasized by street trees and planted median strips and by paving. Streets, highways and freeways, when developed, should be designed and improved in harmony with adjacent development and to facilitate driver and passenger orientation.

Any additional improvements to White Oak Avenue between Rinaldi Street and Devonshire Street shall be limited to 54 feet in width between curbs, in order that the deodar trees, designated as a cultural and historical monument, may be preserved.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the development of the designated Major and Secondary Highways. No increase in density shall be effected by zone change or subdivision unless it is determined that the Local Streets and Major and Secondary Highways serving, and in the area of, the property involved are adequate to serve the traffic generated, and, in mountain areas, until review and approval by the Fire Department.

#### Features:

The Plan incorporates the Highways and Freeways

Element of the Los Angeles General Plan. Collector Streets are shown to assist traffic flow toward Major and Secondary Highways.

It is anticipated that there may be a future demand for additional automobile access routes into the now undeveloped portions of Knollwood. The precise street or highway alignments cannot be determined without further engineering studies. A detailed study of future circulation needs ought to be undertaken before any further subdivision of land is permitted in the area.

### Public Transportation

Improved bus service should be provided to more directly connect the various commercial and residential areas of this and other areas of the City.

## SERVICE SYSTEMS

#### Standards and Criteria:

The public facilities shown on this Plan are to be developed in accordance with the standards for need, site area, design, and general location expressed in the Service-Systems Element of the General Plan. (See individual facility plans for specific standards). Such development shall be sequenced and timed to provide a workable, efficient, and adequate balance between land use and service facilities at all times.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the provision of adequate public service facilities, with reference to the standards contained in the General Plan. No increase in density shall be effected by zone change or subdivision unless it is determined that such facilities are adequate to service the proposed development. In mountain areas no tentative subdivision map shall be approved until review and approval by the Fire Department.

The Plan designates two standard types of local parks:

- Neighborhood Recreational Site: 1 acre per 1,000 residents; minimum site size 15 acres; service radius 1 mile; and
- Community Recreational Site: 1 acre per 1,000 residents; minimum site size 15 acres; service radius 3 miles

#### Features:

**Schools.** The Plan proposes dual use of existing school facilities for the general public after hours and on weekends. School grounds should be landscaped so as to facilitate after-hour recreational use. The acquisition and development of one new elementary school is proposed.

**Recreational Sites.** Eleven additional neighborhood park sites are shown in general locations to serve surrounding neighborhoods.

The Plan endorses the concept of a Federal or State assisted Santa Susana Mountains-Simi Hills Urban Recreation Area. The rugged mountains and deep



canyons of this area make it a natural setting for hiking, riding, camping, nature studies, and archaeological sites.

**Open Space.** The Plan depicts a general system of interconnecting greenbelts which would be provided in conjunction with development of the adjoining property. The system shown follows creek beds and other complimentary natural features. It is expected that the system might vary from that shown on the Plan Map depending on the location and distribution of development.

**Equestrian Trails.** The Plan indicates the general location of an Equestrian Trail network. Those trails near Sesnon Boulevard and the Simi-San Fernando Valley Freeway could connect to trails proposed in the Chatsworth and Sylmar communities. The trail along the power line could provide a continuous link to the Sepulveda Recreation Basin.

**Bikeways.** The Plan proposes routes for non-motorized bicycles along Bull Creek and the power line right-of-way. Careful consideration will be given in the design to minimize possible nuisance and disturbance to adjoining property and to protect rights of security and privacy.

**Water and Power Reservoir.** The Water and Power reservoir, an important facility in the City's water distribution system, also serves as a desirable open space amenity. Further study is needed with respect to the future development of this facility for limited recreation or park use in its fringe areas while ensuring that no sacrifice will be made in water quality and service.

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## PROGRAMS

These programs establish a framework for guiding development of the Granada Hills-Knollwood District in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The described actions will require the use of a variety of implementation methods.

### PUBLIC IMPROVEMENTS

#### Circulation

To facilitate local traffic circulation, relieve congestion, and provide mobility for all citizens, the following actions should be taken:

1. Continued development of the highway and street system in conformance with the City's Five Year Capital Program and the Highways and Freeways Element of the General Plan.
2. Continued planning of, and improvement to, the public transportation system for the District.

3. Continued work toward the completion of the Simi Valley-San Fernando Valley Freeway through the District.

4. Studies to determine the future highways needed and their most feasible alignments in the undeveloped portions of Knollwood.

#### Recreation, Parks and Open Space

Acquisition, expansion, and improvement of needed local parks throughout the District should be accelerated where feasible.

The City should encourage continuing efforts by County, State and Federal agencies to acquire vacant lands for publicly owned open space.

Priority should be given to:

1. Acceleration of the acquisition and improvement of parks throughout the District including a swimming pool at Granada Hills Park.
2. Use of flood control channels and power line rights-of-way for recreational purposes, including bikeways.
3. Preserving excess parcels from the Simi Valley-San Fernando Valley Freeway for use as strip parks and greenbelts.

#### Other Public Facilities.

The development of other public facilities such as Fire Stations, Libraries, and Schools should be sequenced and timed to provide a balance between land use and public services at all times. New power lines should be placed underground, and a program for the undergrounding of existing lines should be developed.

## CODE COMPLIANCE

The Plan encourages amending the Code Compliance Programs administered by the Department of Building and Safety to include portions of this local area.

## PRIVATE PARTICIPATION

Citizen groups are encouraged to undertake private actions for community improvements such as:

1. Promoting street tree planting programs in commercial areas.
2. Sponsoring clean-up and beautification programs to improve the general environment.

## PLANNING LEGISLATION

Planning provisions of the Municipal Code and other legislation are continually being reviewed and amended. The following studies for amendments are suggested to aid in implementation of the Plan.

**Townhouse Zoning:** Attached, single family housing, individually owned, which would provide greater economy of land utilization, and single family amenities within multiple family areas and be suitable for proposed Low-Medium density residential areas.

**Design:** Requirement that all new and rebuilt public and private facilities observe improved site design standards. Included should be provisions for recreation space in apartment developments and, where practical, service or frontage roads.

**Signs:** Strengthening of billboard and other commercial sign controls.

**Buffer Strip Zoning:** Separation of incompatible uses (particularly residential from industrial and freeways) by some form of buffering, preferably of a type which could also serve for recreational, parking, or other use purposes.

**Annexations:** Straightening the City boundary and annexing unincorporated islands and fringe areas which could most appropriately be planned and developed as a part of the City.

**Grading:** Possible amendments of the Zoning and/or Building Codes to limit the quantity of cut and fill grading in hillside and mountainous areas.

**Open Space Tax Relief:** The City Council in its Annual Legislative Program (submitted to the State Legislature) should consider a proposal for tax relief for privately owned lands assured for conservation and open space uses.

**Scenic Corridor Regulations:** Draft scenic corridor protection regulations for the Simi Valley-San Fernando Valley Freeway, including provisions for a corridor boundary. Land use, sign, and grading controls, and maintenance provisions should be considered.

**Fire Protection Programs:** Investigate the need for amending various Municipal Code provisions to provide additional protection against the type of fire emergency that occurred in September, 1970. Further, consideration should be given to providing "green belt" or landscaped and maintained areas throughout the undeveloped hillsides.

## **ZONING ACTIONS**

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Two distinct situations are involved:

1. The City can initiate redesignation of zones appropriate to the Plan.
2. Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code, may apply for a change of zone,

## **FUTURE STUDIES**

The earthquake of February 9, 1971 raised many questions with regard to building codes, hillside zoning, and fault zones. Many studies are being undertaken and upon their conclusion, the results should be incorporated, as appropriate, into the Granada Hills-Knollwood District Plan.

Engineering and geological studies were undertaken on and around the Department of Water and Power reservoir to assure that any future water storage in this facility would not endanger life and property. It is expected that if the proposed new reservoir construction is authorized, appropriate surveillance and emergency draining facilities will be included.

A large portion of Knollwood is undeveloped hillside and therefore a fire hazard area. A "Brush Area Fire Protection Plan" is being developed for the Mountain Fire District and buffer zones. That Plan would include policies relating to zoning, street networks, helicopter use, water systems, greenbelts, fire retardant vegetation, grading, etc. to increase safeguards governing land development in brush areas.

It is anticipated that adjustments may be made in the alignment of the Simi Valley-San Fernando Valley Freeway at various locations. Land uses in these areas should be reviewed and amendments made as appropriate.

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234-125

231P125

234-129

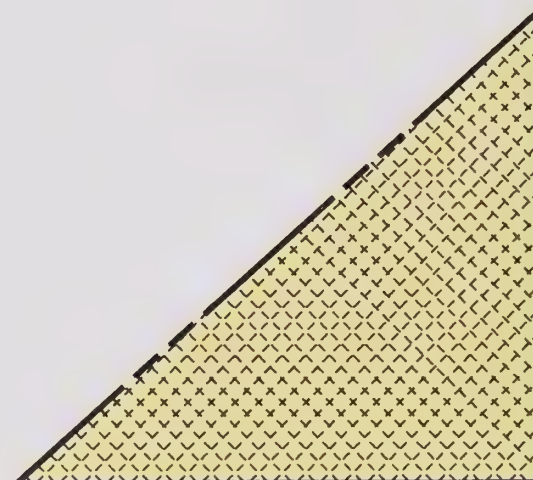
COUNTY OF LOS ANGELES

231-125

SEE MAP 225P125

231-129

SEE MAP 231P133







COUNTY OF LOS ANGELES

SEE MAP 231P125

SIERRA HWY

GOLDEN STATE FWY (RTE 5T)

GOLDEN STATE FWY (RTE 5)  
SAN FERNANDO RD

SYLMAR COMMUNITY





COUNTY OF LOS ANGELES

SEE MAP 225P125





228-125

SEE MAP 231P125

225P125

228-129

COUNTY OF LOS ANGELES

BEE CANYON



225-125

SEE MAP 219P125

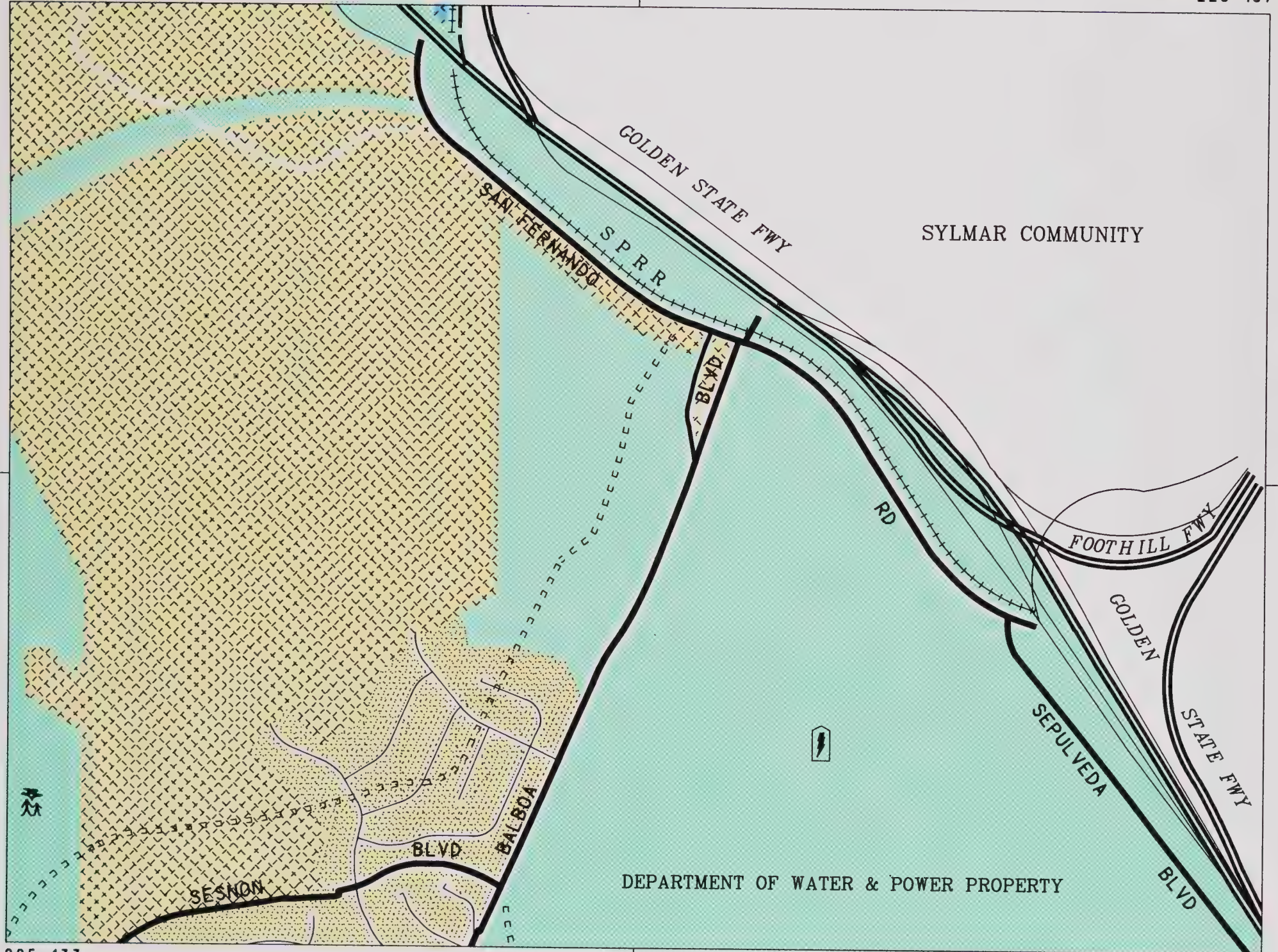
225-129

SEE MAP 225P117

SEE MAP 225P133











COUNTY OF LOS ANGELES

ALISO CANYON CREEK  
L A C F C D

SEE MAP 219P125



BEE CANYON



JOULETTE BLVD  
SESNON AVE  
TROSSA ST  
WESTBURY DR  
DARYL DR  
BRADFORD PL  
MUGENT DR

ALISO CANYON CREEK  
L A C F C D

SEE MAP 219P117

SEE MAP 219P133







SEE MAP 219P125

SEE MAP 219P141







SEE MAP 219P133

SEPULVEDA

BLVD

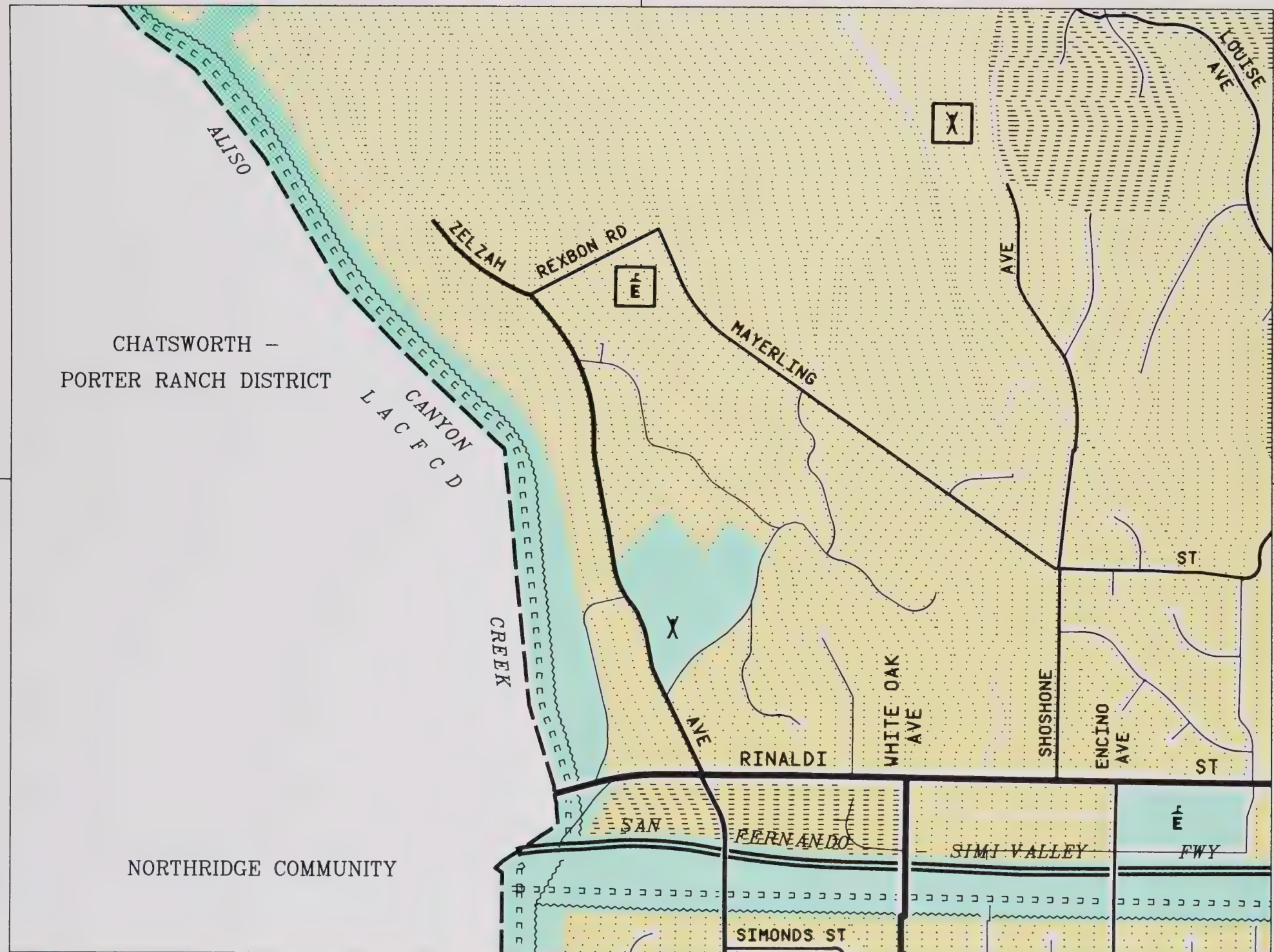
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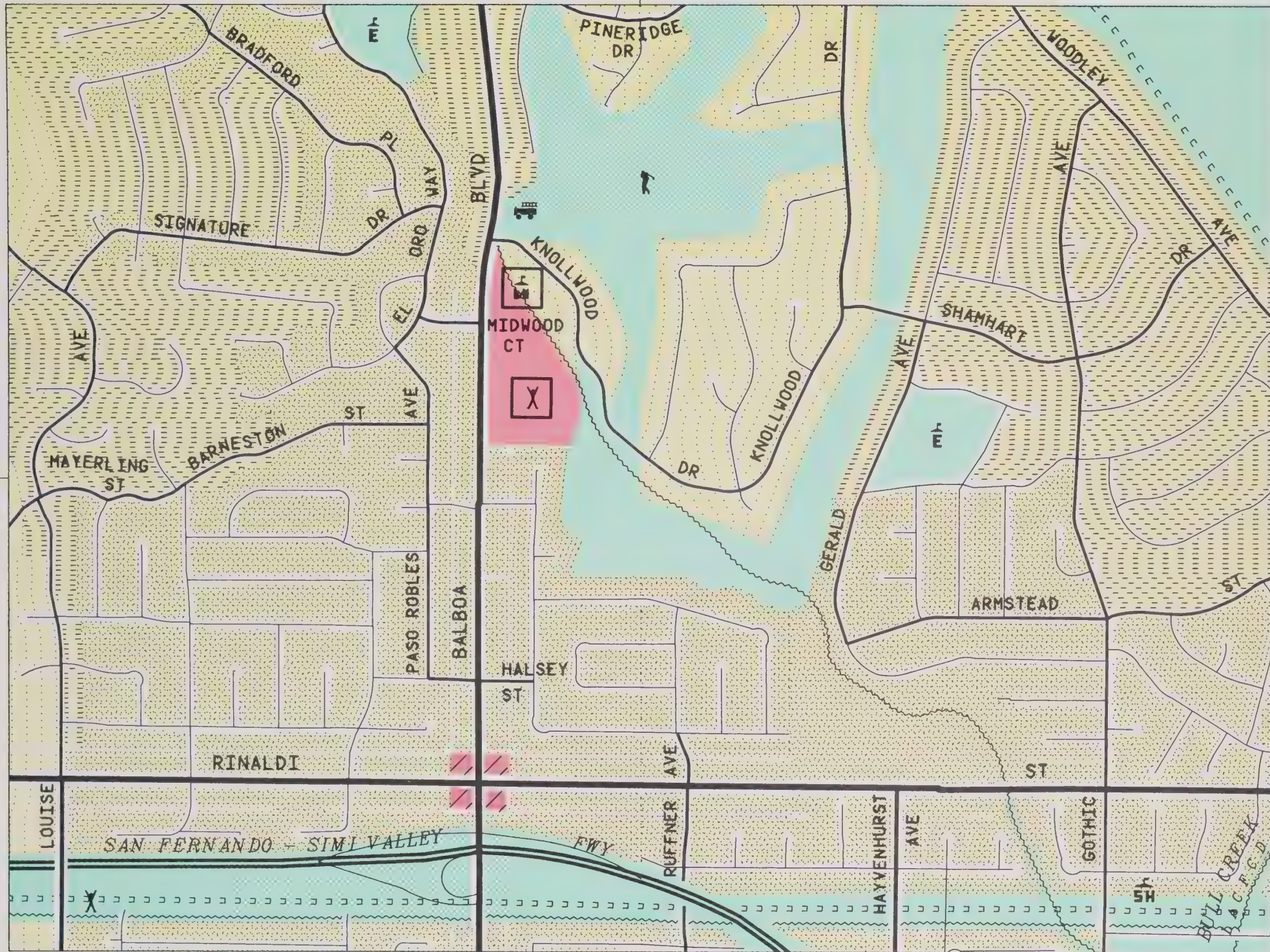






SEE MAP 213P125

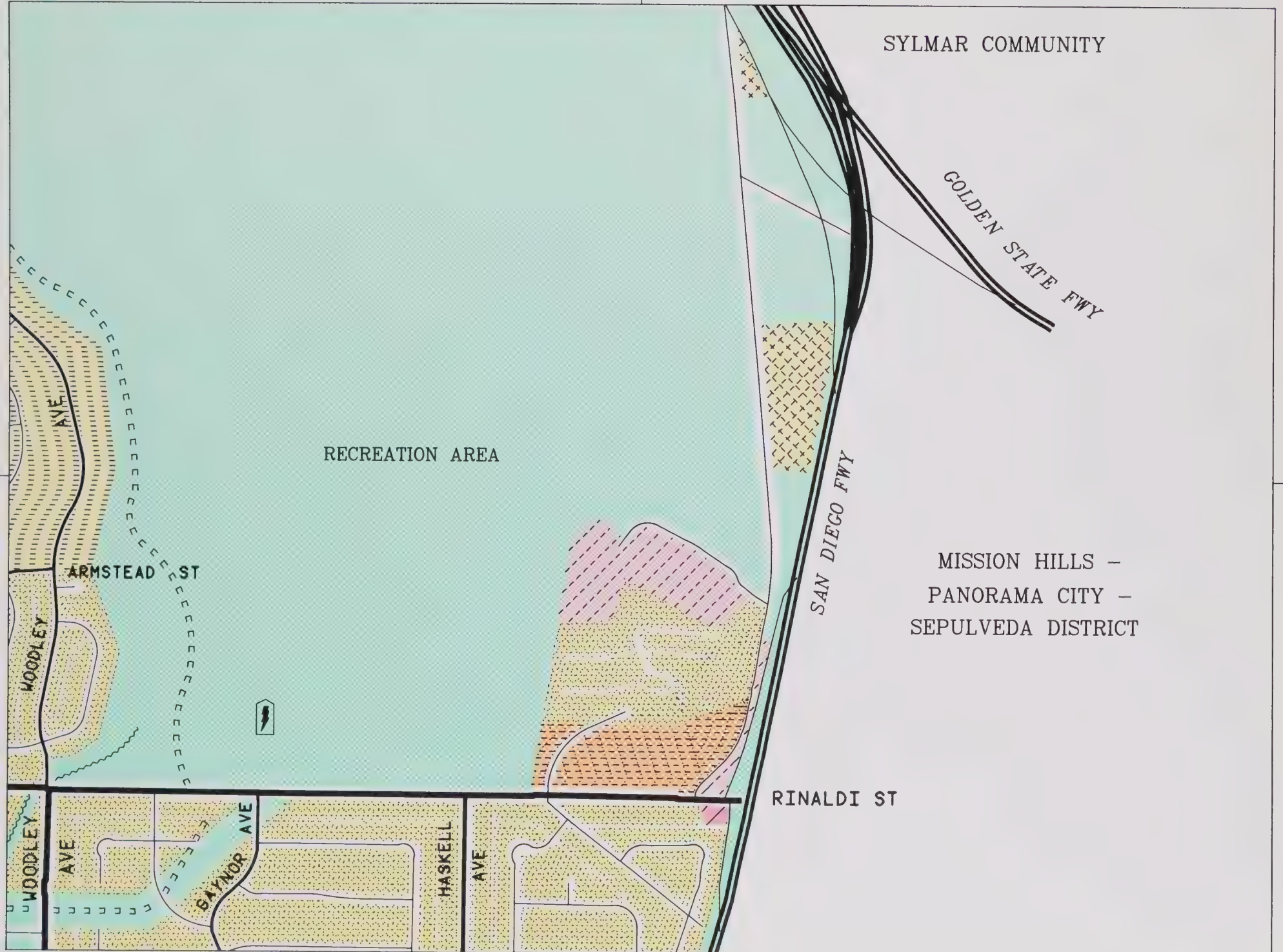
SEE MAP 213P141



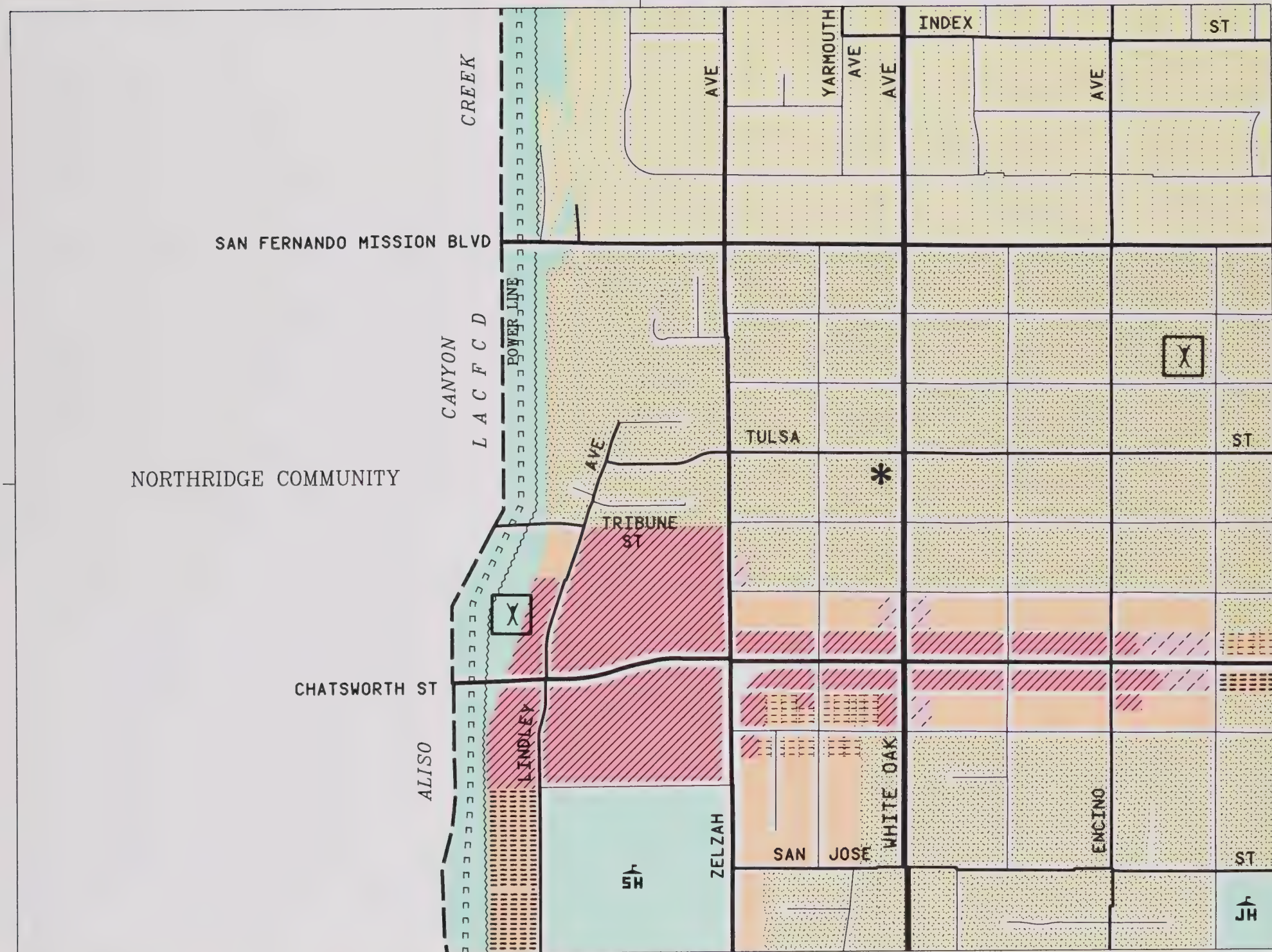




SEE MAP 213P133



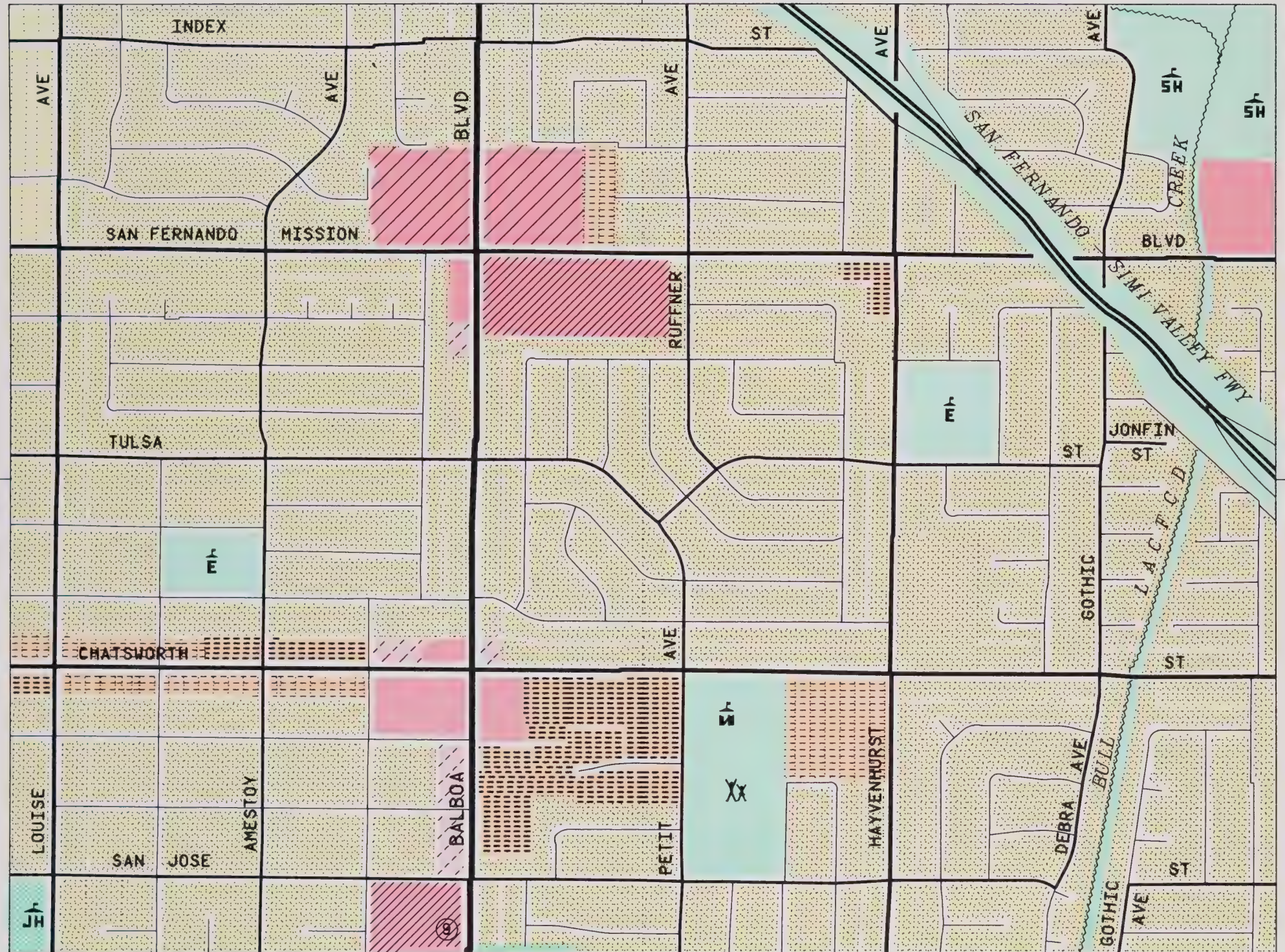




SEE MAP 207P133



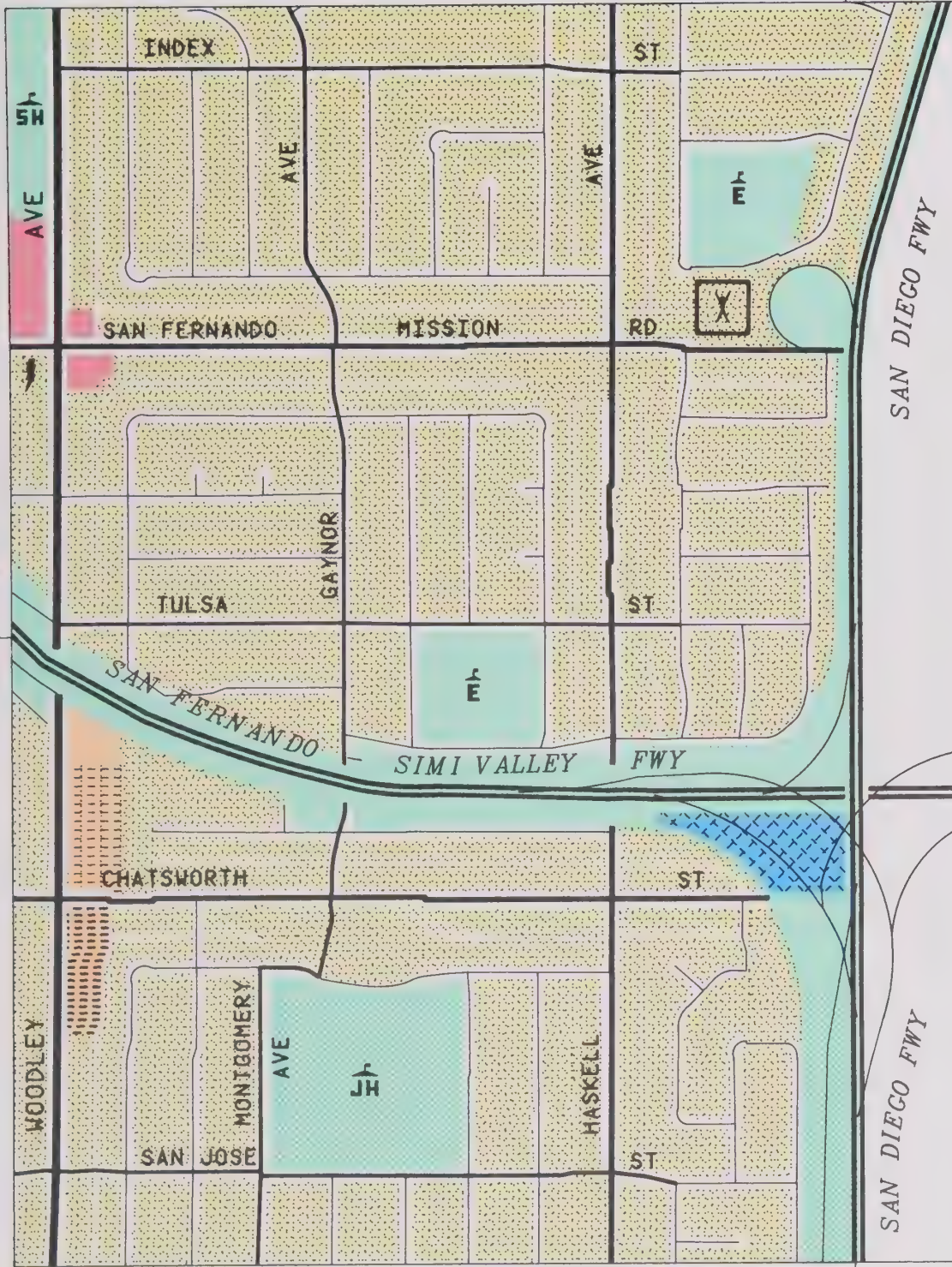








SEE MAP 207P133



MISSION HILLS -  
PANORAMA CITY -  
SEPULVEDA DISTRICT



ALISO CANYON CREEK  
L A C F C D

LINDLEY AVE

ZELZAH AVE

WHITE OAK AVE

ENCINO AVE

NORTHRIDGE COMMUNITY

DEVONSHIRE

SH

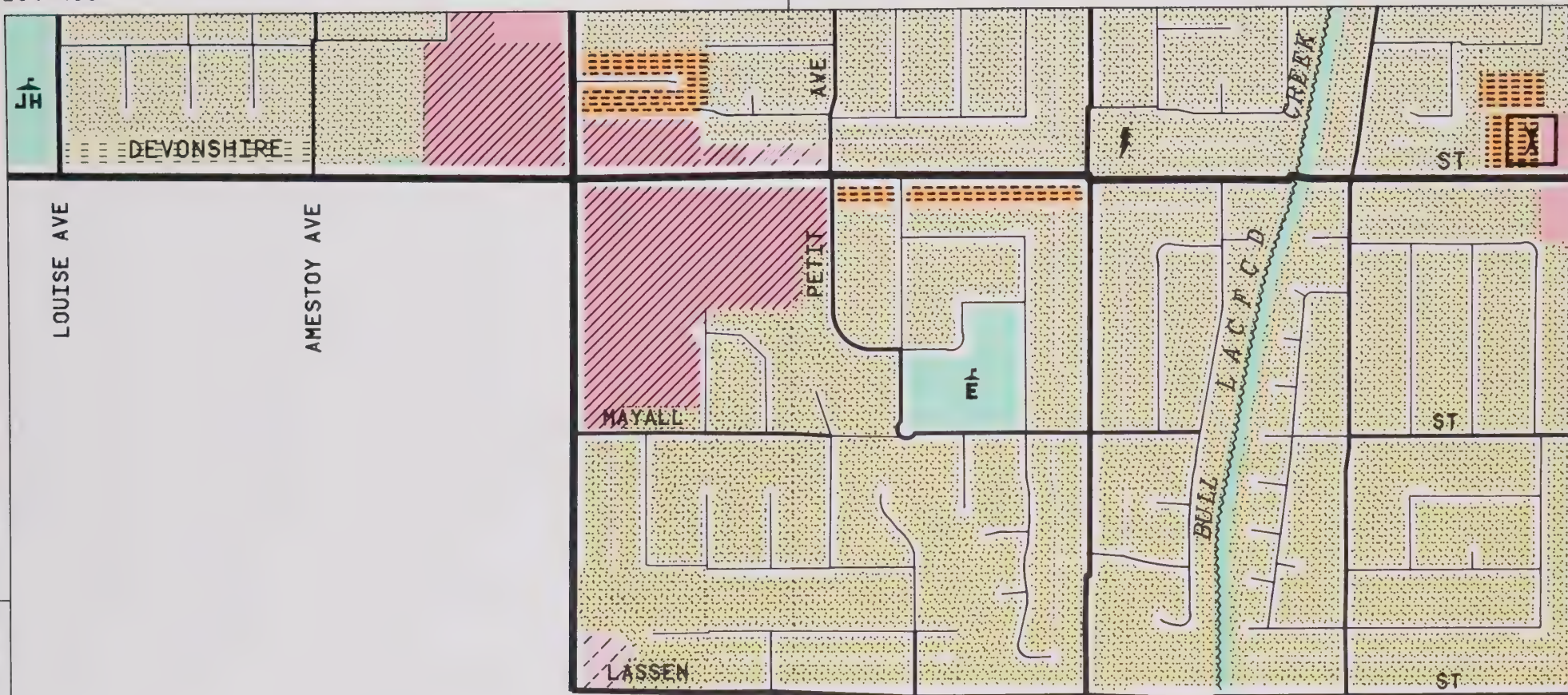
JH  
ST





SEE MAP 201P125

SEE MAP 201P141



NORTHRIDGE COMMUNITY

MISSION HILLS -  
PANORAMA CITY -  
SEPULVEDA DISTRICT





SEE MAP 201P133



SAN DIEGO FWY

MISSION HILLS -  
PANORAMA CITY -  
SEPULVEDA DISTRICT



FOOTNOTES

1. Boxed symbol indicates proposed facility in generalized location.
2. All highway oriented commercial areas are shown as existing in 1986 and should not be extended.
3. Gross acreage includes abutting streets.
4. Height limit - 3 stories.
5. Height limit - 6 stories.
6. Local streets and freeway interchanges are shown for reference only.
7. The green belt system may vary from that shown depending on location and distribution of development.
8. When the use of property designated as “open space” (e.g., recreation, environmental protection, public school site) is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the elements and objectives of the General Plan may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning classifications or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
9. A four-story height limit shall apply to new development within 50 feet of a local or collector street that abuts an area designated for single-family housing.
10. The RD6 Zone shall not be permitted in designated Hillside Areas.

LAND USE

RESIDENTIAL

LOW DENSITY

MINIMUM

VERY LOW I

VERY LOW II

LOW

CORRESPONDING ZONES

A1,RE40,A2

RE20,RA

RE15,RE11

RE9,RS,R1,RD6<sup>10</sup>

MULTIPLE FAMILY

LOW MEDIUM I

LOW MEDIUM II

MEDIUM

CORRESPONDING ZONES

RD5,RD4,RD3,R2

RD2,RD1.5

R3

COMMERCIAL

LIMITED<sup>4</sup>

HIGHWAY<sup>4,2</sup> ORIENTED

NEIGHBORHOOD<sup>4</sup> & OFFICE

COMMUNITY<sup>5</sup>

INDUSTRIAL

LIMITED

CORRESPONDING ZONES

M1,MR1,P

OPEN SPACE,PUBLIC/  
QUASI-PUBLIC

OPEN SPACE<sup>7,8</sup>

CIRCULATION

Freeway<sup>6</sup>

Major Highway

Secondary Highway

Collector Street

Local Street<sup>6</sup>

Major Equestrian Trail

Bikeway

SERVICE SYSTEMS<sup>1</sup>

SCHOOLS

Elementary School

Junior High School

Senior High School

RECREATIONAL SITES

Neighborhood Park

Community Park

Regional

Golf Course

OTHER FACILITIES

Fire Station

Community Library

Police Station

Power Distribution Station

Power Receiving Station

Cultural or Historical Site  
(144 Deodar Trees along White Oak Ave., between San Fernando Mission Blvd. and San Jose St.)

NOTES:

Proposed<sup>1</sup>

GRANADA HILLS - KNOLLWOOD DISTRICT

SCALE: 1 IN = 800 ft





## SUMMARY OF LAND USE

## LAND USE

## RESIDENTIAL

Density	Dwelling Units Per Gross Acre <sup>3</sup>	Corresponding Zones	Single Family Residential		
Minimum	.5 + to 1	A1, A2, RE40	Acres	6,396	
			% of Total Area	66.3	
			Dwelling Unit Capacity	17,770	
Very Low I	1+ to 2	RE20, RA	Population Capacity	63,820	
Very Low II	2+ to 3	RE15, RE11	Multiple Family Residential		Total Residential
Low	3+ to 7	RE9, RS, R1, RD6 <sup>10</sup>	Acres	218	Acres 6,614
Low Medium I	7+ to 12	R2, RD5, RD4, RD3	% of Total Area	2.2	% of Total Area 68.5
Low Medium II	12+ to 24	RD2, RD1.5	Dwelling Unit Capacity	5,220	Dwelling Unit Capacity 22,990
Medium	24+ to 40	R3	Population Capacity	12,380	Population Capacity 76,200

## COMMERCIAL

Limited <sup>4</sup>	CR, C1, P	Acres % of Total Area	40 0.4	Total Commercial Acres % of Total Acres	288 3.0
Highway Oriented <sup>2,4</sup>	CR, C1, C2, P	Acres % of Total Area	26 0.3		
Neighborhood and Office <sup>4</sup>	CR, C1, C2, P	Acres % of Total Area	74 0.8		
Community <sup>5</sup>	CR, C2, C4, P, PB	Acres % of Total Area	148 1.5		

## INDUSTRIAL

Limited	M1, M R1, P	Total Industrial Acres	6
		% of Total Area	0.1

OPEN SPACE, Public/  
Quasi- Public

Public/ Open Space <sup>7,8</sup>	Total Open Space	
	Acres	2, 743
	% of Total Area	28.4
	TOTAL ACRES	9, 651
	% OF TOTAL ACRES	100.0









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2. Subject Index
3. Annotated Table of Contents
4. Specific Plan Ordinance
5. Administrative Responsibilities

190MISC (032395)





## GRANADA HILLS SPECIFIC PLAN

Ordinance No. 167,555  
Effective March 3, 1992

### SUMMARY OF PROVISIONS

#### Specific Plan Area

The Granada Hills Specific Plan is a portion of the Granada Hills-Knollwood Community Plan, with a small portion extending into the Northridge Community Plan. The Plan area includes five non-contiguous areas.

#### Purposes

Among the purposes of the Specific Plan are to create a vibrant, pedestrian-oriented environment along Chatsworth Street and to reinforce the unique identity and sense of place of the community.

#### Land Use Regulations

The Specific Plan regulates land uses, height, landscaping, setbacks, screening, parking, design and signs and requires design review approval for all Projects.

The Specific Plan is divided into three Sectors - Sectors A, B, and C. Certain regulations apply to all Sectors and other regulations apply to a specific Sector only.

#### All Sectors

- o Prohibited in all Sectors are automotive uses not in conjunction with a new automobile dealership.
- o Landscaping requirements include minimum landscaped setback, shrubbery and flowering plants, and trees and ground cover where appropriate.
- o Parking ratios are specified for commercial buildings, restaurants, preschools, and remodels or additions; guest parking is required for multiple-unit residential uses.
- o Prohibited new signs include roof signs, window signs (with exceptions) and off-site commercial signs (with exception).
- o Permitted as regulated are wall signs, pole signs, monument signs, projecting signs, directional signs, construction signs, etc. Regulations also address amortization of nonconforming signs.

#### Sector A

- o Permitted in Sector A - the properties outside of the Chatsworth Street commercial core - are C2 Zone uses, residential uses only as part of mixed use projects but not on the ground floor.
- o Projects are limited to a maximum height of 45 feet; parking buildings are limited to a height of 30 feet.
- o Landscaping is required for all open space, driveways, parking areas, walkways, outdoor seating and courtyards; landscaping requires the approval of the Director of Planning.
- o Projects which involve new construction or extensive remodeling require minimum landscaped front setbacks and setback treatment for surface parking areas; distinctions are made for Projects on parcels less than 100,000 square feet in area and 100,000 square feet and greater in area.
- o Landscaped setback requirements for new parking buildings include trees of minimum size, height and spacing interval.
- o Projects which involve new construction or extensive remodeling require walkways paved with stamped concrete, brick, tile or stone.
- o All window bars and security gates are required to be consistent with the Spanish Colonial style.

#### Sector B

- o Permitted in Sector B - the pedestrian-oriented strip within the Chatsworth Street commercial core are C1 Zone uses, residential uses only as part of mixed use projects but not on the ground floor.
- o Projects are limited to a maximum height of 30 feet.
- o Front setbacks and landscaping are required.
- o Screening and landscaping of surface parking adjoining a public street is required; screening is also required for roof structures and trash and other storage areas.
- o Pedestrian design features specified include minimum street frontage in pedestrian entrances and/or windows and specified interior ground surfaces for walkways.

#### Sector C

- o Permitted in Sector C - the multiple-unit residential area along Chatsworth Street from Andasol Avenue to Genesta Avenue - are per the underlying zone.
- o Height is limited to 36 feet.

- o Balcony railings of multiple-unit residential Projects abutting single-family zones shall be a minimum 75 percent solid and made of opaque materials.
- o Rooftop patios shall be setback from the edge of the building and screened.

#### **Design Review**

A design review Board is created to provide recommendation to the Director of Planning on compliance of a Project with the criteria set forth in the Specific Plan. Applications for design review shall include a site plan, landscape plan, elevations (including adjacent buildings or structures), sign plan and samples of exterior building materials.

The Director of Planning shall make the determination on a Project application following receipt of the recommendation of the Design Review Board. The determination may be appealed to the City Planning Commission and further appealed to the City Council.

190GH1(091694)



**GRANADA HILLS SPECIFIC PLAN**  
**Ordinance No. 167,555**  
**Effective March 3, 1992**

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190GH1(091694)	



**GRANADA HILLS SPECIFIC PLAN**  
**Ordinance No. 167,555**  
**Effective March 3, 1992**

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<b><u>PROVISION</u></b>	<b><u>HIGHLIGHTS</u></b>	<b><u>SECTION</u></b>
Land Uses	<b>All Sectors</b> Prohibits auto-related uses except in conjunction with new auto dealership, and various other uses	5A
	<b>Sector A</b> Permits C2 Zone uses and mixed use Projects	5B
	Prohibits residential uses except in mixed use Projects	
	<b>Sector B</b> Permits C1 Zone uses and mixed use Projects	5C
	Prohibits residential uses except in mixed use Projects	
Height Limits	<b>Sector C</b> Permits any use permitted by underlying zone.	5D
	<b>Sector A</b> Parking buildings	45' 30' 6A
	<b>Sector B</b>	30' 6B
	<b>Sector C</b>	36' 6C
Landscaping, Setbacks and Screening	<b>Sector A</b> Surface parking lots: requires landscape of 4% of total area	7A
	New construction or Extensive Remodeling on parcels less than 100,000 sq. ft. requires landscaped setback along public street equal to 5% of lot area	7A2
	New construction or extensive remodeling on parcels 100,000 sq. ft.; requires 15' deep landscaped area along public streets	7A3

**PROVISION****HIGHLIGHTS****SECTION**

Parking buildings:  
requires 10' deep landscaped area along public streets

**Sector B**  
Requires 2-1/2' front setback on Chatsworth Street

7B

Screening: requires 3-1/2' high wall along parking lot adjoining a public street

**All Sectors**  
Requires shubbery and flowering plants, and trees and ground cover

7C

**Parking**

Commercial buildings:  
3 spaces per 1,000 sq. ft. of floor area

8A

Medical offices: LAMC

Restaurants:  
1 space per 100 sq. ft. of serving area

Restaurants in Sector B with cafe outdoor:  
1 space per 200 sq. ft. of Serving Area

Preschools:  
1 space per staff member and 1 space per 8 children

Multi-family residential:  
LAMC plus 1/4 space per dwelling unit for guest parking

Remodels or additions:  
ratios apply to square footage of floor area of change of use or square footage of floor area within remodeled building or addition

8E

**Design**

**All Sectors**  
All Projects shall reflect Spanish Colonial architecture

9



<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>	<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
	<p><b>Sector A</b> 9A</p> <p>New construction or extensive remodel: walkways shall be paved with stamped concrete, brick, tile, or stone</p> <p><b>Sector B - Pedestrian Design:</b> 9B</p> <p>50% of surface walls along street frontage on ground floor shall be entrances and/or windows</p> <p>Ground Floor facade shall be maximum 15' horizontal without a break in wall surface</p> <p>One pedestrian entrance from each street frontage</p> <p>Walkways paved with stamped concrete, brick, tile or stone</p> <p>Window bars and security gates shall be Spanish Colonial style</p> <p>Ground Floor exterior building walls that face rear parking areas shall provide pedestrian entrance</p> <p><b>Sector C</b> 9C</p> <p>Multi-family residential projects abutting single-family zones: balcony shall be 75% solid and opaque if facing single-family use; and rooftop patio shall be set back 10' from edge of building and screened</p>			<p>5) Off-site commercial signs</p> <p>Permitted Signs: 10C</p> <p>1) Wall signs limited to two sq. ft. for each lineal foot of frontage on public street</p> <p>2) Pole signs limited to lots with more than 50' of street frontage; maximum 20' in height and 75 sq. ft. in area</p> <p>3) Monument signs limited to one per street frontage, with maximum 6' in height</p> <p>4) Projecting signs limited to one for each public entrance to a building, with maximum 15 sq. ft. in area and maximum projection of 18 inches</p> <p>5) Directional signs limited to five sq. ft. in area</p> <p>6) Construction signs</p> <p>7) Holiday decorations</p> <p>8) Real estate signs</p> <p>9) Store hours signs</p> <p>10) Security protection system signs</p> <p>Amortization of temporary and conforming signs 10D</p>	
Signs	<p><b>General</b> 10A</p> <p>Number of business identification signs is limited</p> <p><b>All Sectors</b></p> <p>Prohibited Signs: 10B</p> <p>1) Roof signs</p> <p>2) Window signs</p> <p>3) Business signs in public right-of-way</p> <p>4) Signs on free-standing walls except directional signs for parking</p>		190GH1(091694)		

**GRANADA HILLS SPECIFIC PLAN**  
**Ordinance 167,555**  
**Effective March 3, 1992**

An ordinance establishing a Specific Plan known as the Granada Hills Specific Plan for portions of the Granada Hills-Knollwood and Northridge Community Plan areas.

**THE PEOPLE OF THE CITY OF LOS ANGELES**  
**DO ORDAIN AS FOLLOWS:**

**Section 1. ESTABLISHMENT OF THE GRANADA HILLS SPECIFIC PLAN**

- A. There is hereby established the Granada Hills Specific Plan applicable to all lots located in whole or in part within that area of the City of Los Angeles shown by Exhibit A. The Specific Plan is applicable to those shaded areas within the heavy black lines.
- B. The Specific Plan area is divided into Sectors A, B and C, as shown by Exhibits B1-4. These Sectors are the areas within the heavy black lines shown in Exhibits B1-4 and further described as follows:

**Sector A.** Commercial properties outside of the Chatsworth Street commercial core.

**Sector B.** The pedestrian-oriented strip within the Chatsworth Street commercial core.

**Sector C.** The multiple-unit residential area along Chatsworth Street from Andasol Avenue to Genesta Avenue.

**Section 2. RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE**

- A. The regulations of the Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code, as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in that Chapter and other relevant ordinances except as specifically provided herein.
- B. Wherever this Specific Plan contains provisions which require greater setbacks, restricted yards, lower densities, lower heights, restricted uses, greater parking requirements or other greater restrictions or limitations on development than would be allowed pursuant to the provisions contained in Los Angeles Municipal Code, Chapter I, the Specific Plan shall prevail and supersede the applicable provisions of that Code.
- C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 D of the Los Angeles Municipal Code.

In approving an exception from this Specific Plan pursuant to Section 11.5.7 D, the City Planning Commission may simultaneously approve any conditional use under its jurisdiction. Only one fee shall be required for joint applications.

**Section 3. PURPOSES.** The purposes of this Specific Plan are as follows:

- A. To promote orderly, attractive and harmonious development, minimize the negative environmental effects of development, stabilize land values and investments, and promote the general welfare of the Granada Hills community.
- B. To adequately buffer and appropriately mass all new developments so as to ensure compatibility with existing surrounding residential neighborhoods.
- C. To integrate future land uses and new developments with the existing small-scale, local-service character of the commercial core.
- D. To create a vibrant, pedestrian-oriented environment along Chatsworth Street characterized by ground floor retail uses, restaurants, appropriate structural massing, extensive landscaping, screening of unsightly views, and minimization of uninteresting blank walls. This is to be accomplished while creating a safe and pleasing environment which will hold the interest of pedestrians.
- E. To reinforce the unique identity and sense of place of the community by emphasizing the gateway to the Chatsworth Street commercial strip and creating uniformity of roof and facade treatments for commercial uses consistent with the area's characteristic Spanish Colonial style of architecture.
- F. To promote sufficient parking with easy access to those parking facilities.
- G. To provide for a design review board for review of the design of structures under renovation, rehabilitation, and new construction, thereby ensuring that the purposes of this Specific Plan are achieved.

**Section 4. DEFINITIONS.** The following words or phrases, whenever used in this ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code. Words and phrases not defined therein shall be construed as defined in Division 4 of Chapter IX of the Los Angeles Municipal Code, if defined therein.

**Extensive Remodeling:** Alteration of, or addition to the interior or exterior of an existing building in which the aggregate value of such work, in any twelve month period, exceeds 50% of the replacement value of the existing building. The valuation shall be determined by the Department of Building and Safety.

**Ground Floor:** That portion of a floor level of a building within three vertical feet of the Ground Level.

**Ground Level:** The elevation of the closest portion of the public sidewalk to each portion of the building.

**Premises:** A building or portion thereof used as a location for a single business.

**Project:** The erection, construction, structural alteration of, or addition to, any building or structure which requires the issuance of a building or grading permit. This term shall include work on architectural projections attached to the exterior walls or roof structures which requires the issuance of a building permit. This term shall only apply to a multiple-unit residential or commercial building or structure located in whole or in part within the Specific Plan area.

**Serving Area:** The general seating area, including any outdoor seating area, of a restaurant excluding stages, restrooms, storage areas, kitchens and areas not designated for public use.

**Spanish Colonial Architecture:** A group of architectural styles that developed in Southern California from the nineteenth century to 1940 that reflects the Hispanic tradition, including the Monterey Revival Style, the Mission Revival Style, the Mediterranean Style, and the Spanish Colonial Revival Style.

**Window Sign:** A sign which is painted, posted or displayed on the transparent or translucent surface of a window or door and which is visible from outside the building or structure.

## Section 5. LAND USE.

### A. The following uses shall be prohibited in all Sectors:

The following uses except when in conjunction with a new automobile dealership: tire and tube repairing, battery servicing, automobile service station, automobile lubrication, automobile laundry or wash rack, automobile and trailer sales area, automobile and/or truck repair businesses, including automobile repairing, painting, upholstering, and body and fender work.

Amusement enterprises, sporting and recreational uses, including: arena, auto ride amusement, stadium, carousel, ferris wheel, fun house, penny arcade, video game arcade, and skateboard tracks.

Appliance repair, household, except when the service of appliances is in conjunction with retail sales of the same.

Bail bond broker or bail bond shop  
Bath, Turkish and the like  
Bathhouse  
Clothing, secondhand or thrift store  
Escort bureau  
Frozen food locker, retail  
Ice storage house

Locker rental (other than post office box)  
Massage parlor (when not operated as an accessory use to a health club, gymnasium, or doctor's clinic)  
Open storage area  
Pawnshop  
Payroll check cashing office  
Personal storage

Storage building for household goods  
Tattoo studio  
Transfer business

- B. **Sector A.** For commercially-zoned properties: Any use permitted in the C2 Zone shall be allowed, except on those properties zoned for more restrictive uses and except for the uses prohibited herein. However, residential uses shall only be allowed as part of a mixed use Project, and residential uses shall be prohibited on the Ground Floor.
- C. **Sector B.** For commercially-zoned properties: Any use permitted in the C1 Zone shall be allowed, except on those properties zoned for more restrictive uses and except for those uses prohibited herein. However, residential uses shall only be permitted as part of a mixed use Project, and residential uses shall be prohibited on the Ground Floor.
- D. **Sector C.** Any use permitted by the property's underlying zoning, except for those uses prohibited herein.

## Section 6. HEIGHT LIMITS

- A. **Sector A.** All Projects shall be limited to a maximum height of 45 feet, inclusive of signage, except for parking buildings which shall be limited to a maximum height of 30 feet.
- B. **Sector B.** All Projects shall be limited to a maximum height of 30 feet, including any signage.
- C. **Sector C.** All Projects shall be limited to a maximum height of 36 feet.

## Section 7. LANDSCAPING, SETBACKS, AND SCREENING.

### A. Sector A

1. All Projects, open space, driveways, parking areas, walkways, outdoor seating, or courtyards shall be attractively landscaped in accordance with a landscape plan prepared by the owner and approved by the Director of Planning or the Director's designee. All landscaped areas shall be equipped with an automatic sprinkling or drip irrigation system designed to conserve water.

At least four percent of the total area of a surface parking lot shall be landscaped. It shall have at



least one shade tree for every four uncovered parking spaces. The trees shall be at least 24-inch box size and at least 10 feet in height at the time of planting and shall be evenly distributed throughout the parking area.

2. The following requirements shall apply only to Projects involving new construction or Extensive Remodeling on parcels that are smaller than 100,000 square feet:
  - a. A front landscaped setback of at least 5% of the lot area shall be provided along each property line which adjoins a public street (not including alleys). This setback shall extend for a minimum depth of five feet from the front property line. Driveways and walkways shall be permitted in the setback area.
  - b. If the setback abuts a surface parking area, then the parking area shall be separated from the setback with a solid decorative masonry block wall having a minimum continuous height of three feet, six inches. In addition, the setback shall include one shade tree for every 15 feet of street frontage. The remaining portion of the setback shall be planted with grass, shrubbery, or flowering plants to the satisfaction of the Director of Planning, or the Director's designee.
3. The following requirements shall apply to Projects involving new construction or Extensive Remodeling on parcels that are 100,000 square feet or greater:
  - a. 15-foot deep landscaped setback shall be maintained on all property lines that adjoin a public street (not including alleys). Driveways and walkways shall be permitted in the setback area as needed. The remaining portion of the setback shall be planted with grass, shrubbery, or flowering plants, except that street furniture, which may include benches, trash receptacles, newsracks, bicycle racks, public telephones, and drinking fountains, may be incorporated into the setback area in such a way that does not impede pedestrian activity or physical access to buildings.
  - b. If the setback abuts a surface parking area, then the setback shall consist of a landscaped berm averaging three feet in height as measured from the sidewalk and shall include one tree for every 15 feet of parking lot frontage.
4. All new parking buildings shall be separated from any adjoining public streets (not including alleys)

by a landscaped area with a minimum continuous (except for driveways) depth of ten feet. This landscaped area shall be planted with trees of a species that reaches at least 30 feet in height when mature, and shall be planted at a minimum interval of one 24-inch box tree for every 20 feet of building frontage.

#### B. Sector B

1. A minimum of 25% of the front setback shall be covered in vegetation.
2. On Chatsworth Street, new construction shall be set back 2-1/2 feet from the front property line. For Projects which involve Extensive Remodeling, at least 65% of the first floor exterior wall that fronts on Chatsworth Street shall be set back 2-1/2 feet from the front property line.

This setback may exceed 2-1/2 feet only if the setback area is devoted to an outside cafe, public plaza, courtyard or arcade.

#### 3. Screening

- a. All surface parking adjoining a public street (not including alleys) shall be screened by a solid, decorative masonry wall having a continuous height of 3-1/2 feet. In addition, the wall must be separated from the public street by a landscaped area of at least 2-1/2 feet. The landscaped area shall include one shade tree for every 15 feet of parking lot frontage. The remaining portion of the area shall be planted with grass, shrubbery or flowering plants to the satisfaction of the Director of Planning or the Director's designee.
- b. A solid decorative masonry wall, a minimum six feet in height, shall be constructed along the property line of a commercially-zoned lot if its parking or driveway area is adjacent to a single-family residentially-zoned or used lot. A wall does not have to be constructed along the property line bordering the single-family lot if a wall already exists along the property line. There shall be no openings, except for a lockable gate for landscape maintenance work, and as may be required by the Los Angeles Municipal Code. Decorative masonry walls shall mean split-face, slump stone, plaster, brick or stone facing with a top cap. Both sides of the wall must be decorative. The above requirements shall not apply to commercially-zoned lots which are separated from single-family zoned or used lots by streets, alleys or other public ways.
- c. Structures on roofs, such as air conditioning

units and other permanent equipment, shall be fully screened from the view of any nearby residential properties or pedestrians.

- d. Open areas devoted to trash storage or other storage shall be located and buffered so as not to be visible from the street, and not to result in noise, odor, or debris impacts on any public right-of-way or on adjacent property.

C. **All Sectors.** The following requirements shall apply to all Projects in the Specific Plan area:

1. All landscaping shall include both shrubbery and flowering plants, and shall include trees and ground cover where appropriate. All vegetation shall be maintained in a first-class condition at all times.
2. Unless otherwise specified, a minimum of 50 percent of all landscaped setback areas shall be covered by vegetation.
3. Unless otherwise specified, all trees must be at least 24-inch box in size, at least ten feet in height, two inches in trunk diameter, and with at least a five-foot crown spread. In those cases where trees of the required size and caliber cannot be obtained, a larger tree shall be required. Further, all trees shall be in a healthy growing condition. Root-bound trees are not acceptable.
4. Street trees shall be approved by the Street Tree Division of the Bureau of Street Maintenance and shall be planted at a minimum ratio of one for every 35 lineal feet of street frontage.

**Section 8. PARKING REQUIREMENTS.**

- A. **Commercial Buildings.** Except as otherwise provided herein, parking shall be provided at a rate of at least three parking spaces for each 1,000 square feet of combined floor area contained within all business and commercial buildings contained on any lot. This provision shall not apply to medical office parking, which shall be provided as required by Section 12.21 A 4 of the Los Angeles Municipal Code.
- B. **Restaurants.** Parking shall be provided at a rate of one parking space for each 100 square feet of Serving Area. However, for restaurants in Sector B, if an outdoor cafe is provided, parking shall be provided at a rate of one parking space for each 200 square feet of Serving Area.
- C. **Preschools.** Parking shall be provided at a rate of at least one parking space for each staff member and one parking space for every eight children for which the preschool is licensed.
- D. **Multiple-unit Residential Uses.** Parking for multiple-unit

residential uses shall be as required by Los Angeles Municipal Code Section 12.21 A 4(a) and guest parking at a ratio of at least one-quarter space per rental dwelling unit in excess of that required by the Los Angeles Municipal Code. Guest parking shall be clearly identified and easily accessible to guests and shall not be tandem.

- E. **Remodels or additions.** If a Project consists of a change of use, Extensive Remodeling, or an addition to an existing building or structure, which increases the height, floor area, number of dwelling units, or number of guest rooms, then the parking requirements of this section shall apply to:

1. The square footage of floor area devoted to the change of use, or
2. The square footage of floor area contained within the Extensively Remodeled building, or addition to the existing building or structure.

**Sec. 9. DESIGN.** All Projects located within the Specific Plan area shall, as to exterior architecture, be reflective of the Spanish Colonial Architecture, as defined herein, with emphasis on the Spanish Colonial Revival style of the period from 1915 to 1940. (See Appendix A.)

A. **Sector A.**

1. For Projects which involve new construction or Extensive Remodeling, exterior ground surfaces for walkways shall be paved with stamped concrete, brick, tile, or stone.
2. All window bars and security gates shall be consistent with the Spanish Colonial style and an integral part of the architecture, or should be placed on the inside of the structure. All window bars and security gates shall be to the satisfaction of the Fire Department.

B. **Sector B. Pedestrian Design:** the following building and design features shall be incorporated into all Projects:

1. At least 50 percent of the surface area of all exterior walls along the street frontage at the Ground Floor shall be devoted to pedestrian entrances and/or windows affording views into store, lobby or office space. Window openings shall be located between two and ten feet above Ground Level.
2. The street frontage facade at the Ground Floor shall be no greater than 15-feet horizontally without a break in the wall surface by a window, pedestrian entrance, or architectural feature.
3. At least one pedestrian entrance into the structure from each street frontage shall be provided.

4. Exterior ground surfaces for walkways shall be paved with stamped concrete, brick, tile or stone.
5. All window bars and security gates shall be consistent with Spanish Colonial style and an integral part of the architecture or should be placed on the inside of the structure. All window bars and security gates shall be to the satisfaction of the Fire Department.
6. Ground Floor exterior building walls that face rear parking areas shall provide a pedestrian entrance and shall include features which reflect Spanish Colonial Architecture.

**C. Sector C.** For all multiple-unit residential Projects abutting single-family zones:

1. If the balcony faces lots planned in the Community Plan for single-family use, the balcony railings shall be 75% solid and made of opaque material.
2. Each rooftop patio shall be set back 10 feet from the edge of the building and screened with materials approved by the Design Review Board.

## **Section 10. SIGNS**

### **A. General sign provisions**

1. The Department of Building and Safety shall not issue a permit for a sign unless it complies with this Section. All signs shall comply with the provisions of Los Angeles Municipal Code Chapter IX, Article I, Division 62.
2. The front of a business shall not have more than two signs for the purpose of identification.
3. The rear portion of a business shall not have more than one sign for the purpose of identification.
4. Double-faced signs shall be considered as one sign.

**B. Prohibited signs.** The following new signs are prohibited except when otherwise noted:

1. Roof signs.
2. Window Signs (except store names, store hours, security protection system identification, logos and holiday paintings; holiday paintings must be removed within 10 business days after the holiday).
3. Business signs in the public right-of-way.

4. Signs on free-standing walls except directional signs for parking.
5. Off-site commercial signs, except that existing legally-erected off-site commercial signs may be replaced on the same or a new site provided that the new location and sign otherwise meet all current ordinance requirements of Section 91.6220 of the Los Angeles Municipal Code relating to Off-site Signs.

**C. Permitted signs.** The following signs are permitted so long as they conform to the following conditions and standards:

#### **1. Wall signs**

- a. One wall sign shall be permitted for each face of each Premise of each building which has frontage on a public street or alley and has a public entrance from that street or alley.
- b. No wall sign may project from the building face more than 12 inches.
- c. The area of each wall sign shall be limited to two square feet for each one lineal foot of frontage on a public street.

#### **2. Pole signs**

- a. One pole sign for each lot with more than 50 feet of street frontage shall be permitted.
- b. No pole sign shall be greater than 20 feet in height from the Ground Level.
- c. No pole sign shall exceed 75 square feet in area for each face of the sign.
- d. No pole sign shall encroach over or into public rights-of-way.

#### **3. Monument signs**

- a. One monument sign shall be permitted for each street frontage for each lot.
- b. One additional monument sign for street frontage for each lot may be substituted in lieu of a pole sign.
- c. The height to the top of the monument sign shall be limited to a maximum of six feet above the sidewalk grade or edge of roadway grade nearest the sign.
- d. Monument signs must be located in a



landscaped area that is equal to or greater than the dimensions of one face of the sign.

4. Projecting signs

- a. One projecting sign shall be permitted for public entrance to a building that has frontage on a public street, private walkway, plaza, or alley.
- b. The area of a projecting sign shall be limited to 15 square feet per sign face.
- c. No sign shall project from the building wall more than 18 inches from the building wall to where it is attached or one-half of the width of an adjacent public sidewalk or walkway, whichever is less.

5. Directional signs. Directional signs located on private property for safety and traffic regulation shall be limited to five square feet in area and shall be approved by the Department of Transportation.

6. Construction signs

- a. One non-illuminated sign shall be permitted on each street frontage of a lot for which a building permit has been approved for the site.
- b. Construction signs shall not exceed 25 square feet in sign area nor 15 feet in height above the sidewalk ground or edge of roadway nearest the sign.
- c. Construction signs shall be removed prior to the issuance of a Certificate of Occupancy.

7. Holiday decorations. Holiday decorations shall be permitted, provided they are not posted more than 30 days preceding the holiday and are removed within 10 business days following the holiday.

8. Real estate signs. Real estate signs shall be limited to those which pertain to rent, lease, or sale of property only. Such signs are permitted on a temporary basis only. Real estate signs shall have a sign area which does not exceed five square feet.

9. Store hours signs. Store hours signs shall be placed on the front door or window closest to the front door and shall not exceed three square feet in sign area.

10. Security protection system signs. Signs which identify security protection systems shall be permitted in addition to signs allowed in this Section, provided the signs do not exceed a sign

area of 30 square inches in area.

D. Amortization

1. All temporary signs which are made nonconforming by this Section shall be completely removed within 90 days from the effective date of this Specific Plan.
2. If a nonconforming sign: (a) is damaged or partially destroyed by fire, flood, earthquake or other natural disaster to the extent of more than 50 percent of its replacement value at the time of the damage or destruction; (b) repair of the damage or destruction involves more than sign face replacement; and (c) the sign has not been repaired within 30 days of the date of the damage or destruction, then the damaged sign shall be totally removed within 45 days of the date of the damage or destruction.

**Section 11. DESIGN REVIEW**

A. **Jurisdiction.** No building permit shall be issued for any Project unless plans, elevations and/or other graphic representation of the development have been reviewed and approved by the Director of Planning after receipt of the recommendations of the Design Review Board.

The Design Review Board shall have the authority to consider and make written recommendations on the exterior design of Projects.

The Design Review Board may not require any changes, alterations, modifications or amendments to the floor area, height, density, number of stories, permitted uses or other entitlements previously granted by the City Planning Commission, City Council, or any other City agency in a final discretionary action, approved or adopted after January 1, 1979, which has not yet expired.

The City Planning Commission shall review the Design Review Board function after one year of its operation, and shall consider recommendations for changes within 60 days after one year of Design Review Board operation.

B. **The Design Review Board**

1. **Composition.** The Design Review Board is hereby established, and shall consist of five voting members with two alternates. The voting members shall be appointed by the councilmembers of the districts within the Specific Plan area. The Board shall be constituted as follows:

- a. At least one member and one alternate shall be a licensed architect.
- b. At least two members shall be qualified

either in the discipline of landscape architecture or urban planning.

- c. At least one member and one alternate shall reside within the communities of Granada Hills or Northridge.
- d. At least one member shall be employed within the communities of Granada Hills or Northridge.

- 2. **Quorum/Action.** The presence of three voting members shall constitute a quorum. An approval of any proposal shall require three aye votes.
- 3. **Terms of Office.** Members of the Board shall be appointed for terms of three years.
- 4. **Vacancies.** In the event a vacancy occurs during the term of a member of the Design Review Board, the same officials or successor to the officials who appointed the member shall make an interim appointment of a person to fill out the unexpired term of the member. If the member is required to have specific qualifications, the vacancy shall be filled by a person having such qualifications.
- 5. **Authority and Duties.** The Design Review Board shall make a written recommendation to the Director of Planning on whether the Project complies with the criteria set forth in this Specific Plan.

#### C. Design Review Approvals

- 1. **Application.** All applications for design review recommendations shall be submitted with applicable fees to the Planning Department. Applications shall be deemed complete only if all the following are included with the application:
  - a. Site plan (including illustration of shadow impacts on December 21 in accordance with the Subdivision Map Act, Government Code Section 66475.3);
  - b. Landscape plan;
  - c. Elevations (including adjacent buildings or structures);
  - d. Sign plan; and
  - e. Samples of exterior building materials.
- 2. **Fees**
  - a. A filing fee for processing a design review application shall be charged pursuant to Section 19.01 of the Los Angeles Municipal Code.

- b. Fees for filing an appeal of the Director's determination to the Commission or Council by the applicant shall be the same as those for approval of an application required for a Commission plan approval, as established in Section 19.01 of the Los Angeles Municipal Code. Fees for filing an appeal to the Commission or Council by other than the applicant shall be as set forth in Section 19.01 K of the Los Angeles Municipal Code.

- 3. **Action of the Design Review Board.** The Director of Planning or the Director's designee shall refer the application to the Design Review Board for its recommendation within 21 days of the Department's acceptance of the complete application.

The Design Review Board shall review the Project and submit its findings to the Director within 90 days of such referral. This time limit may be extended for one 15-day period with the mutual consent of the applicant and the Board.

The findings shall indicate a recommendation of approval, disapproval or approval with modifications to the Project. The Design Review Board shall make its recommendation on the application on the basis of the following criteria:

- a. All Projects shall conform to the provisions of this Specific Plan.
- b. All landscaping and screening and design shall be consistent with the provisions of Sections 7 and 9 of this Specific Plan.
- c. All signs relating to the Project shall be consistent with the provisions of Section 10 of this Specific Plan.
- d. Any landscaping or exterior treatment of a building or structure, including color, texture, windows or other architectural features, shall be consistent with Appendix A.
- e. Spanish design elements such as paseos, courtyards, plazas, and sidewalk arcades shall be incorporated whenever possible.
- f. Walkways at the Ground Level shall be of brick, tile, stone, or stamped concrete.
- g. The surfaces of the exterior of the buildings shall be of a predominantly light color material, articulated by deep recessed openings, by a judicious use of such traditional features such as balconies, decorative moldings, cornices, columns, piers, pilasters, light fixtures, awnings, decorative tile, accent colors and signing.

- h. Rooftop mechanical equipment shall be screened from view.
  - i. When feasible, Projects involving Extensive Remodeling shall be transformed into the Spanish Colonial style of architecture by one or more of the following:
    - Resurfacing exterior walls
    - Construction of arch facades
    - Repainting with the style's characteristic main and accent colors
    - Addition of red tile roofs or roof facades
4. **Action of the Director.** The Director of Planning, or the Director's designee, within ten working days following receipt of the recommendation of the Design Review Board, shall approve, disapprove or approve the Project with modifications. A copy of the determination shall be furnished to the applicant, the Design Review Board, and the Department of Building and Safety.
5. **Appeals.** Any applicant, a member of the City Council, the Mayor, or any other interested person adversely affected by the determination of the Director of Planning may appeal the Director's determination to the City Planning Commission, and may thereafter appeal the Commission's action to the City Council. Appeals must be filed within 15 days after the date of the Director's determination or the Commission's determination if appealed to the Council. Appeals shall follow the same procedures as set forth for Tentative Maps in Section 17.06 of the Los Angeles Municipal Code.

**Section 12. SEVERABILITY.** If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other specific plan provisions, clauses or applications thereof which can be implemented without the invalid provisions, clause or application, and to this end, the provisions and clauses of this ordinance are declared to be severable.



## GRANADA HILLS SPECIFIC PLAN

### APPENDIX A

#### Design Guidelines and Design Elements for Buildings and Landscaping

Note: Examples of the Spanish Colonial style are found shown on the following page, additional examples can be in the following documents which are on file in the Department of City Planning and at the Public Library, or are available from their source:

Historical and Cultural Resources Survey: Survey Guide, City of Los Angeles, Bureau of Engineering, 1980.

Guidelines - El Pueblo Viejo District, Santa Barbara, California, City of Santa Barbara, Landmarks Committee, 1987.

"The Spanish Colonial Revival Style", The Old House Journal, October 1982, p 198.

#### 1. Volume

Building volumes should feature a dominance of smooth stucco surfaces with traditional projections and recessions.

#### 2. Wall Surfaces

Wall surfaces should convey a structure of stone, brick or adobe through suggestion of thickness (mass).

Stucco is the preferred surface cover; adobe and stone are also encouraged where such surface material is compatible with the design of the building.

Stucco surfaces are to be treated in a flat manner to create a relatively smooth tactile surface, suggestive of a masonry structure behind.

#### 3. Colors

Colors for wall surfaces should not be harsh, glaring, or bright. White and ivory are the preferred colors.

Trim colors, including ironwork, should be dark.

#### 4. Roofs

Simple low-pitched gable and shed roofs are preferred. All flat roofs should be surrounded by a parapet which is of a height which will hide any rooftop equipment.

Red cap and pan tile is the preferred roofing material.

Projecting cupolas, towers, and varied chimney forms are encouraged; in many cases such roof projections can be used to house ventilation and other rooftop equipment.

#### 5. Ground Surfaces

The surfaces should be broken up into appropriately scaled geometric patterns which are related to the design of the building.

Brick, tile, and stone are the preferred surface materials. Where concrete is used, it should be appropriately colored and textured.

#### 6. Windows and Doors

Openings should be designed to suggest the thickness of traditional masonry wall surfaces.

Doors and windows should be recessed away from the outer wall surfaces.

Materials used for door and window frames, and for door and window mullions, are to be of wood or traditional metal, such as iron. Untreated or anodized aluminum is not appropriate.

Glass areas should be broken up by mullions so that their scale is compatible with the building.

Windows may be covered externally with appropriately designed metal grilles. Untreated or anodized aluminum is not appropriate.

#### 7. Arches

Full arches of appropriate scale are preferred to segmented or pointed arches.

Generally, arches should spring from traditionally detailed columns, piers or pilasters.

Careful consideration should be given to the wall surface above the arch, so that sufficient wall surface is present between the key of the arch and the next architectural element above.

#### 8. Other Elements

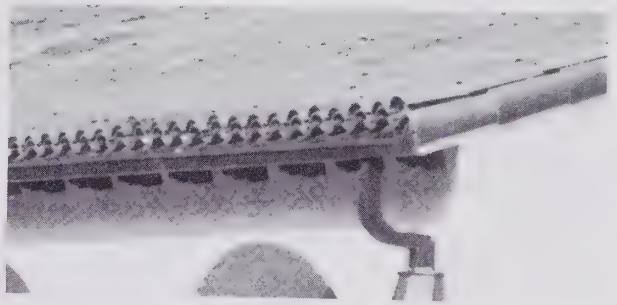
The following elements may be incorporated into exterior design. These elements should be scaled and treated in a traditional design manner:

- lintels
- columns, piers and pilasters
- cornices and entablatures
- paseos
- arcades and loggias
- balconies
- exterior staircases
- metal work, such as wrought iron lanterns and sign brackets
- awnings

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Roofs



Windows and Doors



Volume/Wall Surfaces/Colors



Arches



Ground Surfaces





**Part 5**

**GRANADA HILLS SPECIFIC PLAN  
Ordinance 167,555  
Effective March 3, 1992**

**ADMINISTRATIVE RESPONSIBILITIES**

**Applicant**

Submittal of complete application for design review. (11C1)

**Design Review Board**

Submittal of findings and written recommendation on a design review application to the Director of Planning in accordance with the criteria set forth in the Specific Plan. (10C3)

**Director of Planning**

Determination (approval, disapproval or approval with modification) on a design review application, considering findings and recommendations of the Design Review Board. (11A)

Furnishing a copy of the determination on a design review application to the applicant, Design Review Board, and Department of Building and Safety. (11C4)

**Department of Building and Safety**

Determination of building valuation as used in the definition of Extensive Remodeling. (4A)

Issuance of sign permits after design review. (10A1)

**Department of Transportation**

Approval of directional signs. (10C5)

**Fire Department**

Approval of window bars and security gates after design review. (9A,B)

**Street Tree Division, Bureau of Street Maintenance**

Approval of street trees. (7C4)

**City Planning Commission**

Determination on an appeal of the Director of Planning's determination. (11C5)

**Councilmember(s)**

Appointment of members of Design Review Board. (11B1)

**City Council**

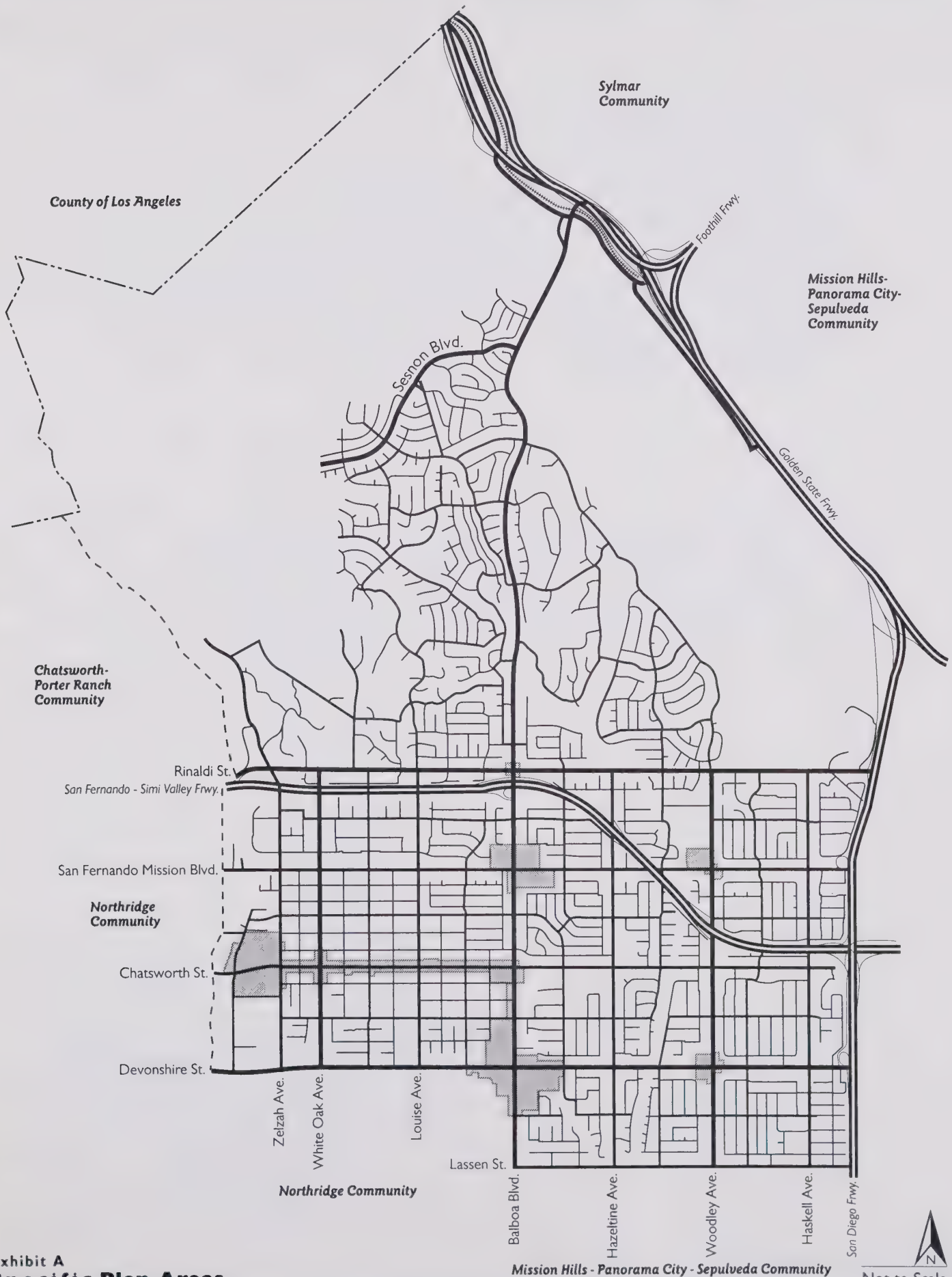
Determination on an appeal of the Commission's action. (11C5)

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# Granada Hills Specific Plan



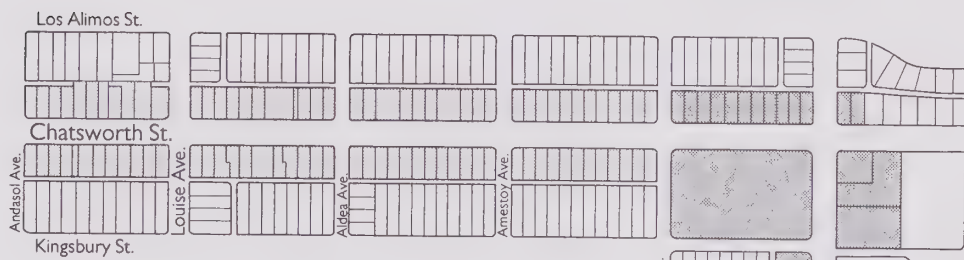
# Granada Hills Specific Plan



**Exhibit B1**

*See Exhibit B2*


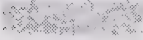

*See Exhibit B1*



*See Exhibit B3*

**Exhibit B2**

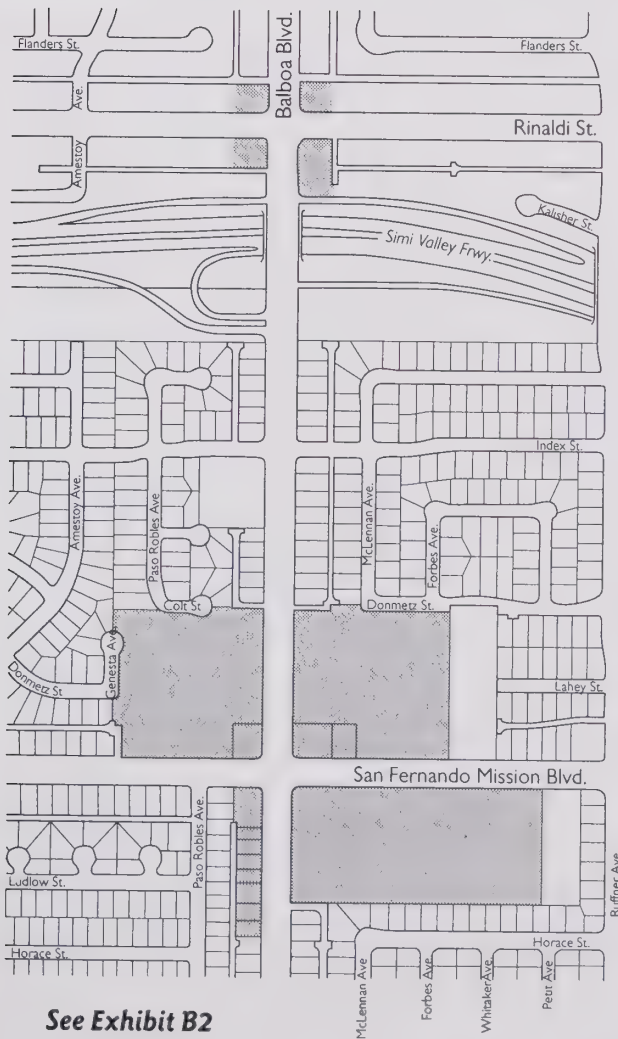
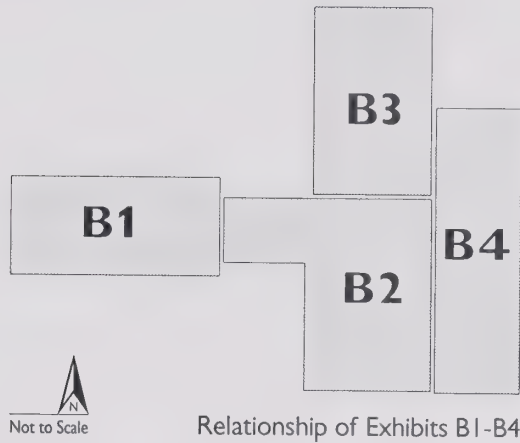
*See Exhibit B4*

-  Sector A
-  Sector B
-  Sector C



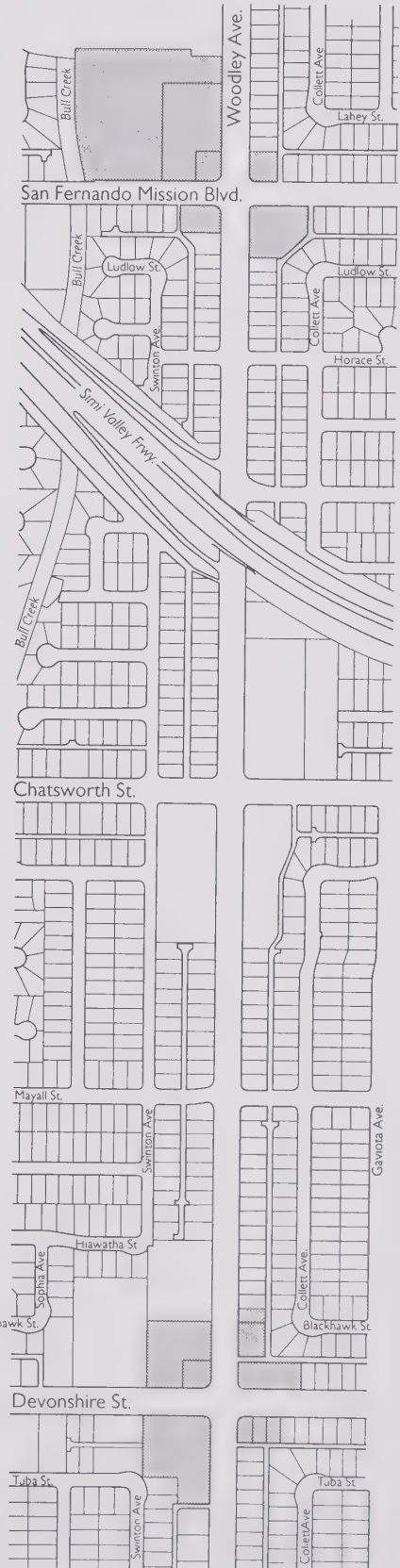
# Granada Hills Specific Plan

## Exhibit B4



## Exhibit B3

See Exhibit B3







## **Original Community Plan**

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